

RULES AND REGULATIONS FOR RIVERWALK COUNCIL OF CO-OWNERS, INC.

The Rules and Regulations (the "Rules") have been established by the Riverwalk Council of Co-Owners, Inc.'s Board of Directors ("the Board"). They are intended to protect the interests of our Riverwalk Condominium (the "Condominium"), maintain our property values, and provide basic guidelines for the respect of the rights, comforts, safety and convenience of other Owners and Residents at the Condominium. In some cases, an owner (or group of owners) may find a specific rule they do not agree with. In such instances, it is important to remember that these Rules are the benefit of the Riverwalk Council of Co-Owners, Inc. (the "Council") and its members.

The following Rules are intended to clarify and supplement the use restrictions set forth in the Condominium Declaration for Riverwalk Condominium (the "Declaration"). They also implement the authority granted to the Board by the Declaration to provide such additional rules for the use of the Common Elements, Limited Common Elements, the Units and Parking Spaces as the Board deems necessary or desirable for the operation of the Condominium. The Board has the authority to interpret and amend these Rules, as it deems necessary.

The terms used in these Rules shall have the same definition as those used in the Declaration.

All Residents (which are defined as Owners, Occupants, tenants, lessees, or any other person living in the Condominium) must comply with the terms of the Declaration, By-Laws, these Rules, and any other Dedicatory Instruments of the Council.

General Rules

1. All Units shall be used for residential purposes only. Except for leasing or rental, no Unit shall be used for any commercial, business, or professional purpose including retail or warehousing operations, maintaining a professional library or keeping professional records or accounts in cases which may lead to unusual traffic or increased wear and tear to the property. Any business operation which involves regular consultation with clients at a Unit is prohibited.
2. Owners are responsible for the actions of their guests, their tenants and their tenant's guests and will be charged for any damage to the property or Common Elements or Limited Common Elements caused by the Owner, their guests, invitees, visitors, renters, tenants, or any person present on the property with the consent of the Owner. No activity is permitted which violates any City, County, State or Federal law, ordinance or regulation.

Insurance

1. Each Owner or renter is responsible for obtaining a "homeowner's", "renter's" or other appropriate insurance policy covering all personal property in a Unit. In addition, Owner's insurance policies must include coverage for furnishings, interior walls and wall covering, floor covering, windows, doors, appliances and all other parts of a Unit that are not Common Elements as well as personal property such as automobiles and contents kept in the Owner's assigned parking space.
2. Owners are responsible for repairing any damage to another Unit or to the Common Elements or Limited Common Elements caused by anything in their Unit including, but not limited to, the appliances, commodes, hot water heaters, air conditioning units, ice makers in the Unit or by any plumbing, pipes, fixtures, connections or other utilities that serve only that Owner's Unit.

Personal Conduct

1. No Resident shall engage in or permit any activity which disturbs, annoys or creates a nuisance for other Residents. This includes, but is not limited to, excessively loud noises, voices, stereos, televisions, radios, or musical instruments.
2. Any construction or remodeling activity by contractors before 8:00am or after 6:00pm on weekdays or at any time on weekends is considered a nuisance under these Rules and is absolutely prohibited.
3. Public intoxication, disorderly conduct, physical violence, and obscene or abusive language are not permitted. Residents should report any such conduct to the police for appropriate action.
4. Unlawful public display or discharge of firearms is strictly prohibited.
5. Firecrackers, and/or any other fireworks are strictly prohibited.
6. If a Resident has a complaint about noise or loud, disturbing or objectionable conduct from another Unit or Resident, they should report it to the concierge, who will address the issue with the person responsible and ask that they comply with these Rules. If the disruption or noise continues, the Resident should report the disturbance to the appropriate municipal authority and to the Unit Owner in writing.

Trash Removal

1. Trash will be picked up from the designated dumpsters in the parking lot. All trash deposited there shall be properly bagged and placed in the dumpsters. Any resident found throwing or hurling trash over the dumpster enclosure shall be subject to fines. Repeated throwing or hurling of trash may result in eviction from the property.
2. No plant material, ashes, refuse, debris, cigarettes, or any other un-bagged waste shall be deposited or left by any Resident in any Common Area, including but not limited to sidewalks, lawns, flower beds, planting areas, parking lots or the pool area.
3. No furniture, appliances, hazardous material (ex. oil, paint, aerosol, etc.) or other non-household trash may be placed in the dumpsters or in the dumpster enclosures. It is the resident's responsibility to procure services to haul those items from the property.
4. No trash from outside of the complex can be brought in, even by owners. Dumpsters are for complex trash only.
5. Littering around the property is not acceptable. Dumping trash out of your car, leaving paper and other sundries about the property, throwing cigarettes on the ground and similar activities are strictly forbidden

Outside Appearance

1. PRIOR WRITTEN APPROVAL OF THE BOARD OF DIRECTORS IS REQUIRED FOR ANY AND ALL CHANGES OF ANY NATURE MADE TO THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS OR THE EXTERIOR OF ANY UNIT, INCLUDING, BUT NOT LIMITED TO DOORS, WINDOWS, WINDOW SCREENS, LIGHT FIXTURES, FENCES, STORAGE SHEDS, PATIOS, BALCONIES, PLANTINGS OR PARKING AREAS. The Property Manager does not have authority to grant approval without prior Board consent. Failure to obtain such approval may result in the Owner being required to remove unapproved changes and/or restore the property to its original condition at the Owner's sole expense.

2. In addition, the Board may file a Notice of Non-Compliance against the Owner responsible for the unapproved changes in the property records of Harris County. This Notice will state that the Owner has violated these Rules and is responsible for any and all expenses incurred by the Council to maintain and/or replace the unapproved changes. The notice will constitute a lien on the Owner's unit and will transfer to subsequent Owners until such time as the property is restored to its original condition either by the Owner or by the Council at the Owner's expense. The Owner will be responsible for all legal fees, court costs and filing expenses incurred by the Council as a result of filing this Notice.
3. No advertising signs, for rent signs or for sale signs are permitted.
4. No clotheslines, bedding, towels, clothing, trash, mops or other unsightly objects may be visible on any fence, patio or balcony.
5. No Owner or Resident shall install or cause to be installed on the exterior of any building, on the walls of any building, out the windows of any Unit, or on the roof of any building, any wiring for electrical, telephone, television, radio, or cable service or for any other purpose except with the prior written approval of the Board. Regardless, all wiring must be "hidden". No radio or television antennas, satellite dishes, or other equipment may be installed except as approved in writing by the Board.
6. Window fans and window air conditioners are not permitted.
7. Window treatments must be maintained and kept in working order by the Owner. No cardboard, sheets, foil, paper, or similar materials are allowed in any window or door.
8. All broken or cracked windows or torn window screens must be replaced within 10 days of written notice from the Board.
9. Exterior light bulbs must be white.
10. Holiday decorations are permitted provided they are not attached to any Common Element or Limited Common Element. Decorations are permitted two weeks prior to a holiday but must be removed within one week after the holiday. The only exception to this rule is Christmas decorations, which may be put up after Thanksgiving, but must be removed by the first weekend after New Year's Day.

Balconies

1. Balconies are Limited Common Areas subject to the oversight of the Board as set forth in the Declaration and in these Rules.
2. Balconies may not be enclosed, repainted or remodeled.
3. Balconies may not be used for storage and must be kept neat and clean at all times. Only outdoor furniture and plants are allowed on balconies. The furniture must be in good condition and the plants must be alive.
4. All potted plants, planters or window boxes or hanging baskets MUST have saucers or other suitable containers beneath them to prevent damage to the Common Elements and Limited Common Elements and to prevent run off to patios below. Window boxes may not be attached to or hung from balcony railings.
5. No dirt, trash, debris or other objects of any nature may be swept or thrown from balconies.
6. No flammable or hazardous materials may be used or stored on balconies, including but not limited to, torches, lanterns, fire pits, woks, broilers, chimeras, fire rings, barbecue pits or grills.

7. Barbecuing on balconies is a violation of the City of Houston Fire Code and of these Rules and is strictly forbidden. Violators will be reported to the Fire Department or other appropriate Municipal Authority.
8. The use of electric grills, barbecues or other cooking equipment on balconies is not permitted.

Patios

1. Patios are Limited Common Areas subject to oversight by the Board as set forth in the Declaration and in these Rules.
2. Patios may not be used for general storage and must be kept neat and clean at all times.
3. Trees may not be planted or grown in patio areas. Only potted plants are permitted. Patios that have trees planted in them as of the effective date of these Rules are exempt from this rule, but existing trees on those patios may not be replaced and no new trees are allowed.
4. No activity on a patio may interfere in any way with drainage patterns or damage fencing or the exterior surfaces of buildings.
5. The City of Houston Fire Code prohibits the use of any open flame cooking device (including barbecue pits, woks, grills, broilers, chimeras and fire rings) within 10 feet of combustible buildings, fences, doors, windows, decking, siding, etc. Barbecuing on patios is a violation of the Fire Code and of these Rules and is strictly forbidden. Violators will be reported to the Fire Department or other appropriate Municipal Authority.
6. The use of electric grills, barbecues or other cooking equipment on patios is not permitted.

Planting

1. No planting or gardening is permitted anywhere in the Common Areas, including the areas in front of each Unit, without the prior written approval of the Board. Unauthorized plantings may be removed, and the area replanted at the Resident's expense.
2. Planters, flower boxes and potted plants may not obstruct stairways, walkways, exits or otherwise create a hazard or violate any safety or Fire Code.
3. If a Resident applies for and is granted permission to plant or garden in a portion of the Common Area, that Resident must maintain the area in good condition (weeding, replacing dead plants, etc.) or the Board may rescind its approval and require the resident to restore the area to its original condition at the Resident's expense.

Pets

1. Pet registration—All pets must be registered with the Council; failure to register a pet may result in a continuing daily fine. Only the Unit Owner may obtain approval to keep a pet in the Condominium. Occupants who do not own the Unit, must obtain approval from the Unit Owner for the pet, and must complete an application on their tenant's behalf and submit an application to the Council office before a pet may be approved to be kept in the unit. The Owner is responsible for Occupant's compliance with these Rules. Pet registration forms are available at the Council office.
2. Licensed and neutered—Pets must be spayed or neutered and licensed with the City. When the pet is in the common areas, it must wear both the city license tag and be controlled on a leash.
3. Number and size limited—Only domestic pets are allowed. There is no weight limit on any pet but see sections 5-6- 8-9 for nuisance or aggressive or destructive animals.

4. No commercial operations - A pet shall not be kept, bred, or used for any commercial purpose.
5. Prohibited breeds - If a pet becomes aggressive, dangerous or destructive, the Council has the right to request removal of the pet.
6. Common area restrictions - A pet shall be confined to the Unit registering the pet, must not be allowed to roam free in any common areas and may not be tied or left unattended in any common areas. Pets in transit shall be carried, restrained by a leash, or placed in an animal carrier. When a pet is taken to and from the Unit registering the pet, the pet shall be on a leash that may not exceed six (6) feet in length, and any waste droppings left must be picked up by the pet Owner and deposited in an appropriate waste container.
7. Patios and balconies - A pet shall never be left alone on any patio or balcony.
8. Damage to common areas - The Owner of the Unit registering the pet shall be responsible for any damage to the Common Elements caused by the pet. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy such damage shall also be the full financial responsibility of Owner of the Unit registering the pet. Pet owners shall have sole liability for all damages claimed by any person harmed by such pet and shall indemnify, hold harmless, and defend the association from any liability whatsoever resulting from such claims and damages including, without limitation, damage awards as well as costs and reasonable attorney fees incurred by the Council.
9. Any Resident who witnesses a violation of these Rules should send a written complaint to the Board detailing the offense. The Resident filing the complaint must sign the complaint.
10. Each Unit Owner keeping such a pet who violates any of the above conditions or permits any damage to or soiling of, without prompt removal of the same, any of the Common Elements or permits any nuisance or unreasonable disturbance or noise shall:
 - a. Be assessed by the board for the cost of the repair of such damage or cleaning or elimination of such nuisance; and/or
 - b. Be levied such fine as the Board may reasonably determine; and/or
 - c. Be required by the Board to permanently remove such pet from the Condominium upon thirty (30) days' written notice from the Board.
11. No nuisance allowed—No pet shall be permitted to become a nuisance or create any unreasonable disturbance. If a pet, in accordance with the Council's complaint and hearing procedures, has been determined to constitute a nuisance or cumulative assessed fines for violation of these Rules exceed \$500, the pet shall be permanently removed from the development within thirty (30) days of notice of the Board's decision.
12. Pool restrictions—Pets are not permitted in the pool areas or exercise rooms.
13. Visiting pets – All Residents with visiting guests who have pets must register and complete the necessary paperwork at the guard office.
14. Aggressive animals—No person may allow an animal, when unprovoked, to bite, attack, endanger, or inflict injury on another person or animal or chase or approach an individual in a menacing fashion or apparent attitude of attack. If a dog previously determined by the Board to be aggressive attacks or bites a human being or a domestic animal without provocation, the Owner shall be subject to significant fines and may be required to sterilize the dog, provide the Council with proof of a current health certificate for the dog issued by a veterinarian, keep the dog muzzled at all times in the common areas, restrained by a substantial six (6) foot or shorter chain or leash under control of a competent person, and permanent removal from the property.

Any person who owns, harbors, or otherwise provides custody for a dangerous dog shall be responsible for any damage or injury caused by that dog, including, but not limited to, veterinary or medical bills or property damage.

15. Fines and removal—There is a \$100 fine per occurrence for pet violations unless noted differently above. The Board may order the permanent removal of any pet where cumulative fines related to the pet exceed \$500.

Pool

1. The pool area is restricted to Residents and their guests. Residents must accompany their guests to the pool. Guests MUST sign in at the Concierge Office BEFORE using the pool. Guests who do not sign in will be deemed trespassers on the property and reported to the police.
2. Owners who rent their unit relinquish their rights to use the pool to their tenants.
3. NO GLASS OF ANY KIND IS PERMITTED IN THE POOL AREA.
4. THERE IS NO LIFEGUARD ON DUTY. ALL SWIMMERS SWIM AT THEIR OWN RISK. NO DIVING IS ALLOWED.
5. No horseplay.
6. No persons with open wounds are allowed in pool.
7. Patrons who are not potty trained or who are incontinent must wear waterproof pants with an elasticized waist and legs over diapers when the water.
8. No pets are allowed in the pool area.
9. Residents are responsible for the actions and conduct their guests. Intoxication, disorderly conduct, nudity, obscene language and other inappropriate conduct are not permitted in the pool area.
10. Residents MUST remove food, dishes, containers, cigarette butts and ashes or other refuse before leaving the pool area. All refuse is to be placed in the appropriate containers. Any items left in the pool area after hours will be thrown away.
11. Pool gates must be kept closed at all times.
12. Standard swim wear is to be worn at all times.
13. Do not put foreign objects in the pool.
14. Pool furniture may not be removed from the pool area.
15. The HOA safety float ring secured to the pool fence are to be used in emergency situations only and NOT for recreational purposes by residence or guest.
16. ALL CHILDREN UNDER 13 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OR OLDER.
17. No personal items of any kind, such as floats, towels, glasses, plates, silverware, grills or any other item may be left in the pool area. Items left in the pool area after hours will be removed and disposed of.
18. Pool hours are 7:00am to 10:00pm Sunday through Thursday and 7:00am to 12:00am Friday and Saturday. Access to or use of the pool or pool area is not allowed when the pool is closed. Anyone accessing or attempting to access the pool area after hours will be deemed a trespasser and reported to the police.
19. RESIDENTS OR GUESTS WHO FAIL OR REFUSE TO COMPLY WITH ANY OF THE RULES FOR USE OF THE POOL AND POOL AREA MAY BE BARRED FROM USE OF THE FACILITIES AT THE BOARD'S DISCRETION.

Community Events & Meetings

1. During community events and meetings, the Council wants the community to come together in a positive atmosphere of acceptance and inclusiveness working toward a common goal of a better community.
2. The following rules shall be adhered to:
 - Confine all remarks to the merits of the pending question
 - Any members' remarks must be germane to and have a direct bearing on the question before the Board.
 - Do not interrupt a speaker who has the floor.
 - Every speaker has the right to use his or her time to speak without interruption.
 - The chairman controls the meeting.
 - All members must refrain from attacking a member or his/her motive.
 - Board meetings are open for Residents wishing to raise items of concern during a time to be determined by the Board. Behavior needs to be professional and polite and not disruptive to the overall meeting.
 - The issue, not the member, is the subject of debate.

Parking & Motor Vehicles

1. Covered parking spaces are for Resident use ONLY. Visitors, delivery or service vehicles must park either outside the gates or in uncovered parking spaces.
2. RESIDENTS MUST REGISTER THEIR VEHICLES AT THE CONCIERGE OFFICE AND DISPLAY A PARKING STICKER ON THE FRONT DRIVERS SIDE OF THE WINDOW OF THEIR VEHICLE. RESIDENTS MAY PARK ONLY IN PARKING SPACES.
3. Inoperable or wrecked vehicles, including those displaying expired license plates and/or inspection or registration stickers, may not be kept on the property for more than 24 hours.
4. Vehicles may not be stored anywhere in the common areas. A vehicle is 'in storage' if it has been in the same location for a continuous period of (15) days without prior written approval from the Board.
5. No trucks in excess of three-quarters of a ton, no commercial-type vehicles, campers, trailers, boats or recreational vehicles may be parked on the property
6. At no time shall vehicles be parked in a manner that blocks or impedes access to fire hydrants, marked fire lanes, walkways, or sidewalks. Vehicles violating this provision may be towed without notice and at the owner's sole expense.
7. Brief and occasional routine maintenance on Owners or Residents' vehicles is acceptable.
8. Residents shall be liable for any damage to driveways, landscaping or other common area caused by their vehicles or vehicles operated by their guests.
9. All moving trucks, vans or trailers MUST park outside the gates or as directed by the Concierge. Movers must carry furniture onto the property from that location. Violating vehicles may be towed at the owner's expense.
10. THE SPEED LIMIT IN ALL PARKING LOTS ON THE PROPERTY IS 5 MPH.
11. ANY VEHICLE THAT VIOLATES ANY OF THESE PROVISIONS MAY BE TOWED FROM THE PROPERTY WITHOUT NOTICE AND AT THE OWNER/OPERATOR'S SOLE EXPENSE.

Construction/Remodeling

1. Owners may paint, repaint, paper or otherwise decorate-but not structurally alter-the interior surfaces (walls, ceilings, cabinets, fixtures,) of their Unit without prior Board approval.
2. No structural modification or alteration of the interior or exterior of any Unit or any action that involves alteration of a load bearing wall or doorway may be undertaken without the prior written approval of the Board. Requests for approval MUST be accompanied by signed drawings from a Licensed and Registered Architect or Engineer.
3. All work on a Unit must be undertaken in compliance with all applicable building codes and permitting requirements.
4. Construction, repairs, remodeling of a Unit are only permitted between 8:00 am and 6:00 pm Monday through Friday. No work is allowed on weekends. Contractors who violate this rule will be barred from the property and reported to the police for trespassing.
5. All construction debris refuse, or dirt must be removed from the property. Use of the dumpsters is prohibited. Sweeping or washing sawdust, sheetrock dust, joint compound or any other construction dust or dirt or debris down the common drains inside or outside a unit is strictly forbidden. Unit Owners will be responsible for the cost of cleaning or repairing drains damaged or blocked as a result of violating this rule.

Leasing

1. Each Owner is responsible and legally liable for the conduct of all tenants and Residents or guests of his or her Unit. The Council relies upon each Owner to thoroughly and properly screen all tenants.
2. Any Owner renting his/her unit to others MUST include in his/her lease a provision stating that the terms of that lease are subject to Declaration, By-Laws and these Rules and Regulations and that failure to comply with any provision of these documents will constitute default under the lease and be grounds for eviction.
3. Owners must make all leases in writing and send a copy of each lease to the Property Manager for the Council's records prior to move-in. Owners whose Units are already leased on the Effective Date of this Rule shall have 30 days after the Effective Date to supply the Property Manager with a copy of the lease.
4. All tenants MUST receive a copy of these Rules from the Owner of the leased Unit.
5. If a tenant, their guests or invitees violate any of the terms and conditions of the Declaration, By-Laws and/or Rules and Regulations the Board may require that the tenant be evicted by sending a written request to the Owner. The Owner must begin eviction proceedings immediately. The Owner must provide the Board with written proof that eviction proceedings have begun within ten (10) days after receiving notice of the eviction request from the Board.

Violations & Compliance

1. If a provision of the Declaration or of these Rules is violated, the Board may direct the Property Manager to send written notice of the violation to the Owner of the Unit and, where applicable, to the tenant of the Unit. Notice to the Owner will be sent to the most current mailing address provided to the Board and Property Manager by the Owner. Notice to a tenant will be sent to the Unit.

2. This notice will specify what provisions of the Declaration and/or Rules have been violated and give the Owner and/or Tenant a reasonable time to correct the violation.
3. If the violation continues past the date specified in the notice or if the conduct described in the notice is repeated, the Board may direct the Property Manager to forward the matter to the Council's attorney for appropriate action at the Unit Owner's cost.
4. Any Owner may report a Violation by contacting the Property manager IN WRITING by letter or e-mail. The report must include details of the violation. An Owner who reports a violation MUST provide his/her name and Unit number as well as the name (if Known) and Unit number (if known) of the violator. NO ANONYMOUS REPORT OF A VIOLATION WILL BE CONSIDERED. A complaint or report of a violation may not be submitted directly to a member or members of the Board. The Board will not act on a report of a violation unless it is submitted in writing to the Property Manager in the manner and with the information required by this section.
5. Any Owner receiving written permission or a waiver from the Board for anything in the Rules is required to produce such documentation to the Property Manager as requested.
6. Any owner requesting an appeal of anything in the Rules can do so in writing to the Property Manager. The Property Manager will notify the Board and the Board will choose how to dispense with such appeals, in the form of a written response all the way up to a Board hearing.

APPENDIX:

A. Fire Code

Fire Code: CITY OF HOUSTON

Tyrone G. Freeman: Fire Department: Fire Marshal: Fire & Life-Safety Bureau

2931 W. 12th Street

Houston, Texas 77008

713.865-7100

Subject: Bar-b-que pits, open-flame cooking devices

Ref: City of Houston Fire Code, Section 307

Use of open-flame, wood or charcoal cooking devices shall be in accordance with:

Section 307.5 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices {This includes bar-b-que pits, woks, grills, broilers, chimeras, fire rings} shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction {This includes wooden decking, windows openings, door openings, building siding materials, combustible fencing, awnings, patio covers, etc.}.

Exceptions:

1. One- and two-family dwellings.
2. Where buildings and decks are protected by an automatic sprinkler system.

Section 307.5.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having a LP-gas container with a water capacity greater than 2.5 pounds (1.14 kg) [nominal 1 pound (0.454 kg) LP-

RP-2019-354491

gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction {This includes wooden decking, windows openings, door openings, building siding materials, combustible fencing, awnings, patio covers, etc.}.

Exception: One- and two-family dwellings.

B. Hierarchy of Riverwalk Documents

Whenever the application of the provisions of these Rules conflict with the applications of any provision of the Declarations or By-Laws adopted by the Association, the provisions or application of this Declaration shall prevail first followed by the By-Laws.

1. Highest document: Declaration
2. Second highest: By-Laws
3. Rules and Regulations

C. Short Term Leases

See Article II Section 2.9 e 13. By definition of the 'Condominium Declaration for Riverwalk Condominium' short term rentals are not allowed.

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D. Matrix of Responsibility

Description		Association	Owner	Comments
Exterior Surfaces	Wood	X		
	Brick	X		
	Roofs	X		
Windows	Frame		X	
	Glass		X	
	Screens		X	
Doors	Front		X	The Association will paint outside.
	Storage	X		
	Back		X	
Foundation		X		
Fences		X		
Gutters		X		
Electrical (Outside)	Outlets	X		
	Photocells	X		
	Fixtures	X		
Patio/Balcony		X		
HVAC	Condenser, Compressor Units		X	
Water Heaters			X	
Water Cutoff Valves		X		
Mailboxes	Locks		X	
	Keys		X	
Parking	Carports	X		
	Towing		X	
Utilities	Water & Sewer	X		
	Outside Electricity	X		
	Inside Electricity		X	
Services	Cable		X	
	Dish		X	
	Conduit		X	
Exterminating (Interior)	Roaches		X	
	Ants		X	
	Other		X	
Exterminating (Exterior)	Roaches	X		
	Ants	X		
	Other	X		
Landscape	Outside	X		
	Inside Patio		X	
Insurance	Building Exterior	X		
	Building Interior		X	
	Liability	X		
	Contents		X	
	Flood		X	
Interior Surfaces	Sheetrock		X	In some cases of water intrusion, the Association may cover your insurance deductible.
	Doors		X	
	Flooring		X	In some cases of water intrusion, the Association may cover your insurance deductible.
	Cabinets			
	Appliances		X	
Plumbing			X	
Electrical	Breaker Panel		X	In some cases of water intrusion, the Association may cover your insurance deductible.
	Plugs, switches, wires, fixtures		X	

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I hereby certify that, as Secretary of the Riverwalk Council of Co-Owners, Inc., these Rules and Regulations were approved on the 30 day of July, 2019, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 10 day of August, 2019.

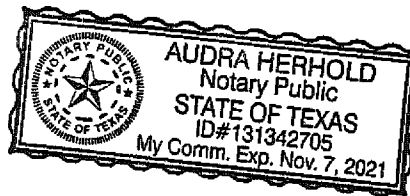
Chris Kuruvilla
Print Name: Chris Kuruvilla
Title: Secretary

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Chris Kuruvilla, the Secretary of the Riverwalk Council of Co-Owners, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 10 day of August, 2019.

Audra Herhold
Notary Public – State of Texas



After Recording, Return To:
Sipra S. Boyd
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056

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Pages 13
08/13/2019 12:35 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$60.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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